

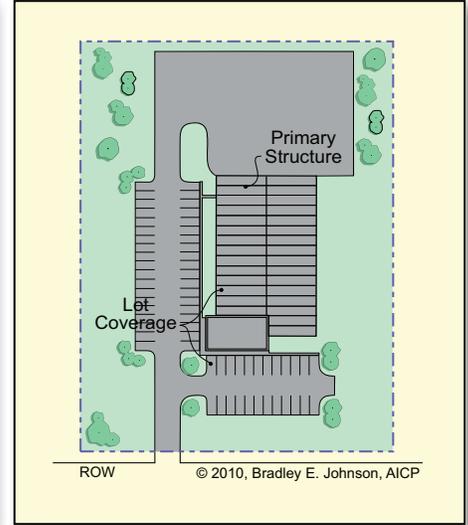
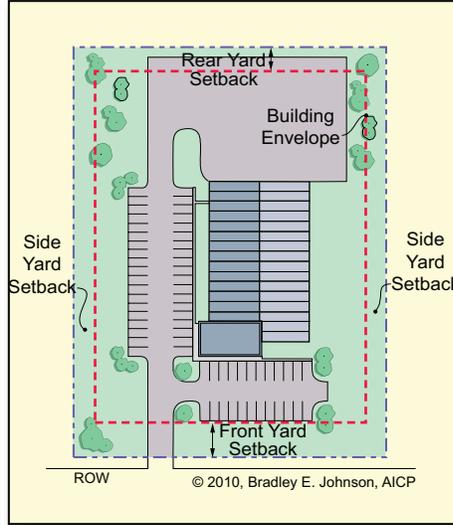
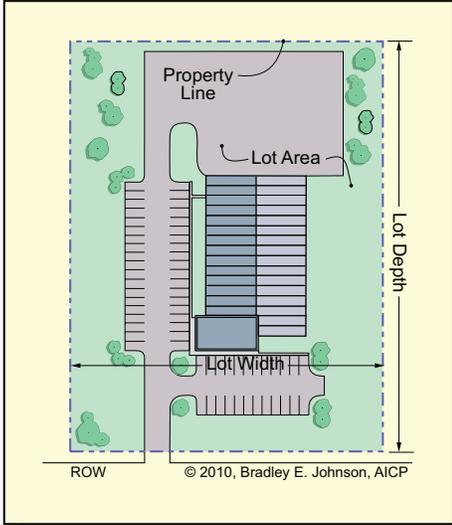
Low to Moderate Intensity Industrial (I1) District

2.41 I1 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The I1 (Low to Moderate Intensity Industrial) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • Low to moderate intensity industrial uses • Business parks, distribution operations, and industrial parks • Stand alone buildings or multiple primary structures <p>Application of I1 District</p> <ul style="list-style-type: none"> • Existing and new development <p>Development Standards</p> <ul style="list-style-type: none"> • Enact development standards to minimize impacts on adjacent properties while encouraging economic vitality • Minimize light, noise, water, and air pollution <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> • PR, AG, IA, IS, GC, OC, HC, EP, IC, I1, I2, and HI <p>Plan Commission</p> <ul style="list-style-type: none"> • Use the I1 District for existing developments and carefully for new industrial development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a special exception use only when it is compatible with the surrounding areas • Be sensitive to the potential for light pollution, noise pollution, loading berth placement, pedestrian safety, and vehicular safety 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • small wind turbine system <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> • grain elevator • sales of agricultural products • storage of agricultural products <p>Commercial Permitted Uses</p> <ul style="list-style-type: none"> • office, construction trade • office, design services <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> • assembly • distribution facility • flex-space • food production/processing • light manufacturing • research center, chemical • research center, medical • research center, technological • sign painting/fabrication • telecommunication facility • testing lab • tool and die shop • utility facility, above ground • warehouse • warehouse storage facility • welding <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> • government operations (non-office) 	<p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> • heliport, private • large wind turbine system <p>Agricultural Special Exception Uses</p> <ul style="list-style-type: none"> • processing of agricultural products <p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> • paintball facility • sports complex (indoor) <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> • outdoor storage • storage tanks (nonhazardous) • transfer station (recycling/waste)

Low to Moderate Intensity Industrial (I1) District

2.42 I1 District Development Standards



Minimum Lot Area

- 1 acre

Minimum Lot Width

- 160 feet

Sewer and Water

- Sanitary sewer and water utility required

Minimum Front Yard Setback

- 30 feet for primary and accessory structures or 100% of the facade height, whichever is greater

Minimum Side Yard Setback

- 20 feet for primary and accessory structures or 100% of the facade height, whichever is greater

Minimum Rear Yard Setback

- 30 feet for primary and accessory structures or 100% of the facade height, whichever is greater

Maximum Lot Coverage

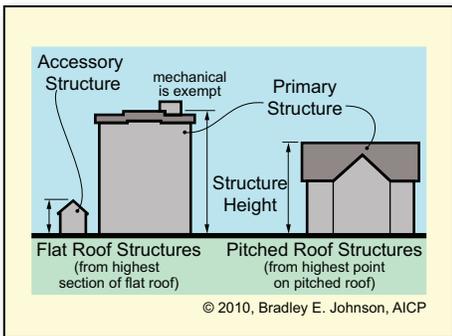
- 75% of lot area

Minimum Main Floor Area

- 3,000 square feet

Maximum Primary Structures

- 10 per lot



Maximum Structure Height

- 45 feet for primary structure
- 20 feet for accessory structure

Additional Development Standards that Apply

Accessory Structures	Lot	Telecommunication
• AS-01 5-6	• LO-01 5-53	• TC-01 5-108
• AS-11 5-13	Outdoor Storage	Temporary Use
Density and Intensity	• OS-03 5-58	• TU-01 5-110
• DI-01 5-16	Parking	Trash Receptacle
Driveway	• PK-01 5-60	• TR-01 5-112
• DW-01 5-17	• PK-07 5-62	Vision Clearance
• DW-04 5-20	Performance	• VC-01 5-113
Environmental	• PF-01 5-68	Wind Turbine Systems
• EN-01 5-21	Public Improvement	• WT-01 5-114
Fence and Wall	• PI-01 5-69	• WT-02 5-116
• FW-01 5-22	Setback	
• FW-07 5-24	• SB-01 5-71	
Floodplain	Sewer and Water	
• FP-01 5-26	• SW-01 5-73	
Floor Area	Signs	
• FA-01 5-35	• SI-01 5-75	
Height	• SI-09 5-101	
• HT-01 5-36	Special Exception	
Landscaping	• SE-01 5-105	
• LA-01 5-45	Storage	
• LA-02 5-46	• SR-03 5-106	
• LA-04 5-47	Structure	
• LA-07 5-48	• ST-01 5-107	
• LA-08 5-49		
Lighting		
• LT-01 5-51		